MERCURIAL CONSULTING
CONSTRUCTION COST MANAGEMENT

Vaillancourt Fountain

Option 1: Historical Public Art Seismic Restoration

Project Architect: TBD
Contractor: TBD
Project Manager: Eoanna Goodwin

7/1/2025
Conceptual Estimate

SF Park and Recreation Department
San Francisco, CA

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SINCE THIS IS THE OPTION OF KEEPING TE FOUNTAIN, ASSUME THIS WOULD BE LESS

Overall Hard and Soft Cost Summary

01 Design Services	8%	$3,074,203
02 Construction	67%	$25,618,355
03 Artist/Historian/Documentation	1%	$512,367
~~04 Public Relations~~	~~1%~~	~~$300,000~~
~~05 Security Staffing~~	~~1%~~	~~$432,000~~
06 Professional Services	4%	$1,343,136
~~07 Operations~~	~~1%~~	~~$537,254~~
08 Screenwall	1%	$300,000
09 Commissioning	2%	$671,568
10 Owners Allowance and Contingencies	14%	$5,372,545
Total Project Cost Budget		**$38,161,428**

09 COMMISSIONING TO GO INTO CONSTRUCTION BUDGET

08 SCREENWALL SEEMS HIGH. LETS ASSUME CONSTRUCTION FENCE WITH DUST SCREENS AND THI SSHOULD BE PART OF CONSTRUCTION COST

FOR BOTH OPTIONS, ORGANIZE IN THE FOLLOWING WAY:

01 Soft Costs (25-30%): (this will have PM time, A + E, CM services (15% of construction), Professional services, regulatory reviews, permits (2.5%))

02 Construction (65-70%): (this will include 15% construction contingency, 5% bid contingency)

03 Project Reserve (5%):

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Soft Costs

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
01 Design					
Designer					
Architectural/Structural/MEP Design Fees	7%		$25,618,355.47	$1,793,285	
Designer Construction Support					
Construction Administration	5%		$25,618,355.47	$1,280,918	
01 Design					**$3,074,203**
02 Building Construction					
General Contractor					
Building and Support, including permits	1	LS	$25,618,355.47	$25,618,355	
02 Construction					**$25,618,355**
03 Artist					
Artist/Historian docu			$25,618,355.47	$512,367	
03 Equipment					**$512,367**
04 Community Outreach and Communications					
Public Relation Coordinator	12.00	MTHS	$25,000.00	$300,000	
04 Industrial Systems					**$300,000**
05 Security					
Security Staffing	12.00	MTHS	$36,000.00	$432,000	
05 IT/AV					**$432,000**
06 Professional Services					
Miscellaneous Professional Services/Consultants	5%		$26,862,722.58	$1,343,136	
06 Professional Services					**$1,343,136**
07 Operations					
Maintenance Operations and EH&S	2%		$26,862,722.58	$537,254	
07 Operations					**$537,254**
08 Screenwall					

THIS SHOULD BE LOWER SINCE THIS IS THE OPTION TO KEEP IT. WE HAVE DONE 3D SCANS OF THE FOUNTAIN AND COLLECTED HISTORICAL DOCS AND HAVE CONDUCTED A HISTROICAL RESOURCE REPORT

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CONSTRUCTION COST MANAGEMENT

Soft Costs

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
Screenwall	1	LS	$300,000.00	$300,000	
08 Demolition/Deconstruction					**$300,000**
09 Commissioning					
Commissioning	2%	%	$26,862,722.58	$402,941	
Testing and Inspections					
Testing and inspections	1.0%	%	$26,862,722.58	$268,627	
09 Commissioning					**$671,568**
10 Owners Allowance and Contingencies					
Management Reserve	5%	%	$26,862,722.58	$1,343,136	
Escalation	15%	%	$26,862,722.58	$4,029,408	
10 Others					**$5,372,545**

INSTEAD CALL THIS PROJECT RESERVE. AGREE WITH 5%

REMOVE HERE ESCALATION AND PUT THIS AS A LINE ITEM IN THE CONSTRUCTION COST

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CONSTRUCTION COST MANAGEMENT

Construction Cost Summary

Trade Summary		*Fountain Structure*	*Fountain Pool Basin*	*Fountain New Pump Room*	*Fountain ADA Accessibility*	*Total*	*$/SF*
							30,000
02 Existing Conditions		$630,000	$473,325	$250,000	$50,000	$1,403,325	$46.78
03 Concrete		$3,984,450	$3,939,940	$0	$0	$7,924,390	$264.15
04 Masonry		$0	$0	$0	$0	$0	$0.00
05 Metals		$0	$189,330	$0	$150,000	$339,330	$11.31
06 Wood, Plastics, and Composites		$0	$0	$0	$0	$0	$0.00
07 Thermal and Moisture Protection		$0	$0	$0	$0	$0	$0.00
08 Openings		$0	$0	$0	$0	$0	$0.00
09 Finishes		$0	$0	$0	$0	$0	$0.00
10 Specialties		$0	$0	$0	$0	$0	$0.00
11 Equipment		$0	$0	$0	~~$1,000,000~~	$1,000,000	$33.33
12 Furnishings		$0	$0	$0	$0	$0	$0.00
13 Special Construction		$0	$0	$0	$0	$0	$0.00
14 Conveying Equipment		$0	$0	$0	$0	$0	$0.00
21 Fire Suppression		$0	$0	$0	$0	$0	$0.00
22 Plumbing		$65,000	$0	$0	$0	$65,000	$2.17
23 Heating, Ventilating, and Air Conditioning		$0	$0	$0	$0	$0	$0.00
25 Integrated Automation		$0	$0	$0	$0	$0	$0.00
26 Electrical		$130,000	$0	$0	$0	$130,000	$4.33
27 Communications		$0	$0	$0	$0	$0	$0.00
28 Electrical Safety and Security		$0	$0	$0	$0	$0	$0.00
31 Earthwork		$0	$0	$0	$0	$0	$0.00
32 Exterior Improvements		$0	$0	$0	$320,000	$320,000	$10.67
33 Utilities		$0	$0	$4,300,000	$0	$4,300,000	$143.33
Direct Construction Cost		**$4,809,450**	**$4,602,595**	**$4,550,000**	**$1,520,000**	**$15,482,045**	**$516.07**
Permits	3.0%	$144,284	$138,078	$136,500	$45,600	$464,461	$15.48
Bonds and Insurance	2.5%	$123,843	$118,517	$117,163	$39,140	$398,663	$13.29
General Conditions	18.0%	$913,964	$874,654	$864,659	$288,853	$2,942,130	$98.07
GC OH&P ~~or CM Fee~~	5.00%	$299,577	$286,692	$283,416	$94,680	$964,365	$32.15
Design Contingency	15.0%	$943,668	$903,080	$892,761	$298,241	$3,037,750	$101.26
Construction Contingency	10.0%	$723,479	$692,362	$684,450	$228,651	$2,328,941	$77.63
Total Construction Cost		**$7,958,264**	**$7,615,978**	**$7,528,948**	**$2,515,165**	**$25,618,355**	**$853.95**

PERMITS, 2.5% AND PUT IT IN THE SOFT COST INSTEAD OF HERE

CONSTRUCTION CONTINGENCY: 15%

Fountain Structure

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
PG&E Vault - remove existing electrical equipment/wiring	1	LS	$50,000.00	$50,000	
Demo existing underground pump room and equipment - hazmat removal. Clean, seal and abandon room in place	1	LS	$325,000.00	$325,000	
Disconnect water incoming service and reroute	1	LS	$50,000.00	$50,000	
Disconnect and reroute fountain water distribution sytem and stub out for future above ground pump room	1	LS	$50,000.00	$50,000	
Testing and inspect existing fountain distribution system with temporary pump skid	1	LS	$25,000.00	$25,000	
Scaffolding around precast arms	13	EA	$10,000.00	$130,000	
02 Existing Conditions Total					**$630,000**
03 Concrete					
Hollow, Pre-Cast Concrete Arms - Clean/Seal/Repair and Restore and Seismically Support and Anchor as Necessary					$3,544,450
EF	1,289	SF	$350.00	$451,150	
EC	1,110	SF	$350.00	$388,500	
NC	1,110	SF	$350.00	$388,500	
NE	454	SF	$350.00	$158,900	
NK	631	SF	$350.00	$220,850	
PA	581	SF	$350.00	$203,350	
EO	985	SF	$350.00	$344,750	
EM	404	SF	$350.00	$141,400	
EN	631	SF	$350.00	$220,850	
EJ	1,416	SF	$350.00	$495,600	
NL	985	SF	$350.00	$344,750	
NH+EH	531	SF	$350.00	$185,850	
Hollow, Pre-Cast Concrete Panel Wall					$440,000
North Elevation 10'-10"	880	SF	$250.00	$220,000	
East Elevation 10'-10"	880	SF	$250.00	$220,000	
03 Concrete Total					**$3,984,450**
22 Plumbing					
Water feature in Concrete Arms w/protective wire mesh	13	EA	$5,000.00	$65,000	
22 Plumbing Total					**$65,000**
26 Electrical					
Restore Light Fixtures Glass Cylinders, rewire and relamp	13	EA	$10,000.00	$130,000	
26 Electrical Total					**$130,000**

WHAT IS THIS?

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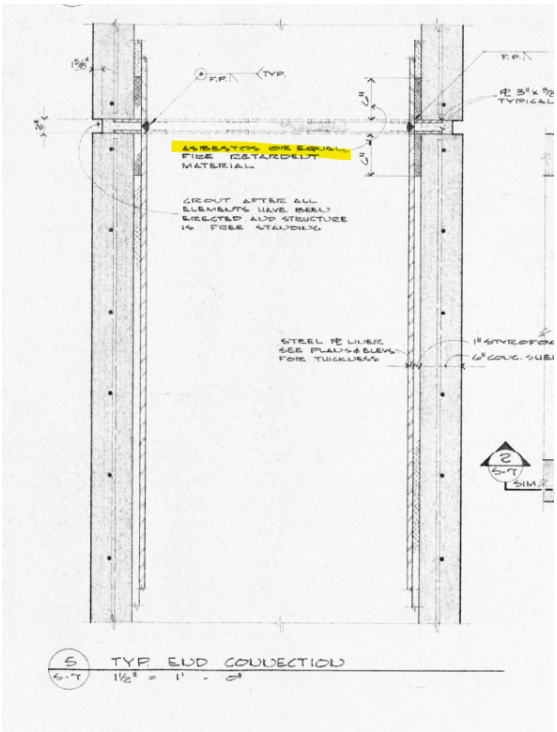
Fountain Pool Basin

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing pool basin	18,933	SF	$25.00	$473,325	
02 Existing Conditions Total					**$473,325**
03 Concrete					
Walking Lily Pad Pedestals	31	EA	$2,000.00	$62,000	
New fountain pool basin, foundation, stabilization and waterproofing	113,598	CuFT	$30.00	$3,407,940	
Sump pumps and interceptors	1	LS	$150,000.00	$150,000	
Pool Coping	160	LF	$2,000.00	$320,000	
03 Concrete Total					**$3,939,940**
05 Metals					
Reinforce and pool beam structure	18,933	SF	$10.00	$189,330	
05 Metals Total					**$189,330**

FOR BOTH OPTIONS, I SEE HAZMAT ACCOUNTED FOR INT HE PUMP ROOM, BUT THE FOUNTAIN ITSELF ALSO HAS ASBESTOS IN THE WATERPROOFING MEMBRANE AND BETWEEN STRUCTURAL DETAILS AS IT WAS USED FOR WATERPROOFING, HIGHLIGHTED BELOW ON SHEET S7: ASBESTOS OR EQUAL FIRE RETARDENT 6" ON EACH SIDE OF THE JOINT.



Fountain New Pump Room

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Connection to existing piping and restore water outlets	1	LS	250,000.00	250,000	
02 Existing Conditions Total					**250,000**
33 Utilities					
Premanufactured modular pump skid with filtration, recirculation, monitoring and controls	1	LS	3,000,000.00	3,000,000	
Distribution piping and incoming service, water meters, backflow preventers	1	LS	300,000.00	300,000	
Electrical Transformer, distribution, feeders	1	LS	250,000.00	250,000	
Pump room enclosure, concrete pad, security	1	LS	500,000.00	500,000	
Site lighting	1	LS	250,000.00	250,000	
33 Utilities Total					**4,300,000**

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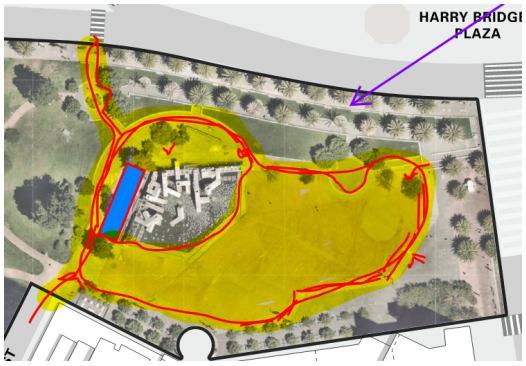
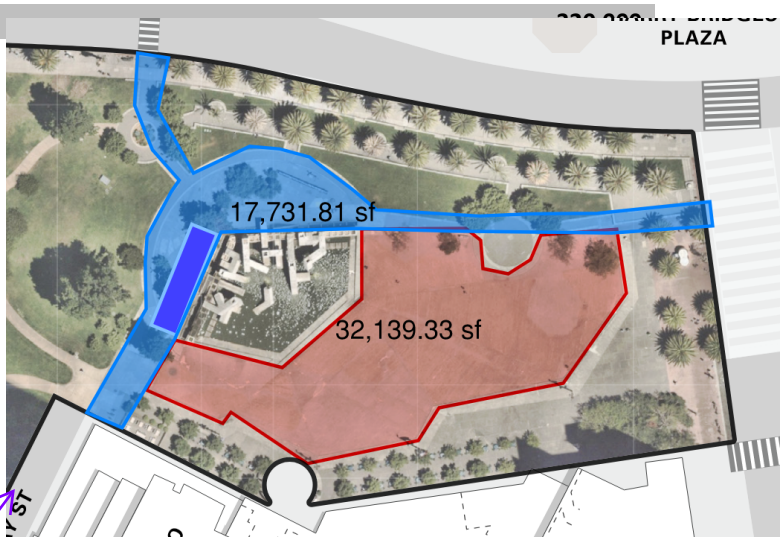
Fountain ADA Accessibility

Component Detail	*Quantity*	*Unit*	*Rate*	*Subtotal $*	*Total $*
02 Existing Conditions					
Demo existing stairs and guardrails	1	LS	50,000.00	50,000	
02 Existing Conditions Total					**50,000**
05 Metals					
Steel Stairs, Viewing Platforms, & Railings					
North Stairs	1	EA	75,000.00	75,000	
East Stairs	1	EA	75,000.00	75,000	
05 Metals Total					**150,000**
11 Equipment					
ADA Elevator and wheelchair lifts and electrical connections	4	EA	250,000.00	1,000,000	
11 Equipment Total					**1,000,000**
32 Exterior Improvements					
Perimeter pathways and guardrails	160	LF	2,000.00	320,000	
32 Exterior Improvements Total					





SPEAKING WITH OUR ADA COORINDATOR, RESTORING THE FOUNTAIN WOULD TRIGGER MAKING THE BRICK PLAZA AND PATHWAYS TO THE FOUNTAIN COMPLY WITH ADA. THE CONCRETE PATHWAYS IN BLUE, THE BRICK IN RED. IF POSSIBLE, TO DO AN ADD ALT TO RESTORE THE BRICK. IF NOT, JUST A ROM TAKEOFF TO REMOVE AND REPLACE. THE BRICK PLAZA NEEDS TO BE LESS THAN 2% SLOPE. THE BLUE CONCRETE PATHS NEED TO COMPLY FROM THE ENTRIES TO THE PLAZA.